

Commonwealth of Massachusetts

Executive Office of Environmental Affairs ■ MEPA Office

ENF

Environmental Notification Form

*For Office Use Only
Executive Office of Environmental Affairs*

EOEA No.: 13073
MEPA Analyst: JANET HUTCHINS
Phone: 617-626-1023

The information requested on this form must be completed to begin MEPA Review in accordance with the provisions of the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: Home Improvement Center		
Street: 260 Turnpike Road/Route 9 (Eastbound)		
Municipality: Westborough	Watershed: Concord - Assabet	
Universal Transverse Mercator Coordinates: 282132mE, 4684196mN	Latitude: 42° 16' 54" Longitude: 71° 38' 28"	
Estimated commencement date: August, 2003	Estimated completion date: June, 2004	
Approximate cost: \$6,000,000	Status of project design: 60 %complete	
Proponent: New England Development		
Street: One Wells Avenue		
Municipality: Newton	State: MA	Zip Code: 02459
Name of Contact Person From Whom Copies of this ENF May Be Obtained: William R. Cronin, Jr.		
Firm/Agency: New England Development	Street: One Wells Avenue	
Municipality: Newton	State:	Zip Code: 02459
Phone: 617-243-7042	Fax: 617-243-7861	E-mail: wcronin@neddevelopment.com

- Does this project meet or exceed a mandatory EIR threshold (see 301 CMR 11.03)?
 Yes No
- Has this project been filed with MEPA before?
 Yes (EOEA No. _____) No
- Has any project on this site been filed with MEPA before?
 Yes (EOEA No. _____) No
- Is this an Expanded ENF (see 301 CMR 11.05(7)) requesting:
- a Single EIR? (see 301 CMR 11.06(8)) Yes* No
 - a Special Review Procedure? (see 301CMR 11.09) Yes No
 - a Waiver of mandatory EIR? (see 301 CMR 11.11) Yes No
 - a Phase I Waiver? (see 301 CMR 11.11) Yes No

***No Further Review Requested**

Identify any financial assistance or land transfer from an agency of the Commonwealth, including the agency name and the amount of funding or land area (in acres): N/A

Are you requesting coordinated review with any other federal, state, regional, or local agency?
 Yes (Specify _____) No

List Local or Federal Permits and Approvals: See attached list

restriction, or watershed preservation restriction?

Yes (Specify _____) No

RARE SPECIES: Does the project site include Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities?

Yes (Specify _____) No

HISTORICAL /ARCHAEOLOGICAL RESOURCES: Does the project site include any structure, site or district listed in the State Register of Historic Place or the inventory of Historic and Archaeological Assets of the Commonwealth?

Yes (Specify _____) No

If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?

Yes (Specify _____ N/A _____) No

AREAS OF CRITICAL ENVIRONMENTAL CONCERN: Is the project in or adjacent to an Area of Critical Environmental Concern?

Yes (Specify _____) No

PROJECT DESCRIPTION: The project description should include (a) a description of the project site, (b) a description of both on-site and off-site alternatives and the impacts associated with each alternative, and (c) potential on-site and off-site mitigation measures for each alternative (You may attach one additional page, if necessary.)

The proponent, New England Development, proposes to reconstruct and rehabilitate the existing Levitz building located at 260 Turnpike Road (Route 9 - Eastbound) in Westborough, Massachusetts to allow for the opening of a home improvement store substantially within the same footprint as the existing building. The proposed building will be approximately 21,000 smaller and 5.5 feet shorter than the existing building.

The existing site, comprised of approximately 11.18 acres, is fully-developed and approximately 95% ± impervious, consisting of building and paved parking area.

The proponent is proposing to revitalize the site by reconstructing and rehabilitating the existing retail building, reducing the size of the footprint of the building, redesigning the parking lot layout, increasing the size and scope of the landscaping and open space by approximately 44.8% and improving the appearance, functionality and safety of the site.

The proposed development will improve the lighting, upgrade the utilities, including, without limitation, storm drainage (providing a total suspended solids removal rate of 80% as required by DEP's Storm Water Management Policy) and enhance the safety of the entranceways and exits by having defined aisles and travel paths. As described in the Traffic Impact and Access Study attached hereto, the proposed development also will include improved pavement markings, signage and turn arrows for Route 9 and Route 135. Located in the Highway Business district and adjacent to areas currently in industrial and commercial use, the proposed development will be designed in accordance with the Westborough Zoning Bylaw. The revitalized retail use also will create and increase job and tax opportunities for the Town of Westborough.

LAND SECTION – all proponents must fill out this section

I. Thresholds / Permits

A. Does the project meet or exceed any review thresholds related to land (see 301 CMR 11.03(1)) ____
Yes x No; if yes, specify each threshold: